



Village of Bosque Farms
1455 West Bosque Loop/ PO Box 660
Bosque Farms, NM 87068 /Peralta, NM 87042
(505) 869-2358
(505) 869-3342 Fax

10-2-16 Minor Subdivision Application

Applicant _____

Phone # _____
Day _____ Evening _____

Address _____
Mailing _____

Property Owner _____ if different than applicant

Property Owner Address _____

Phone # _____
Day _____ Evening _____

Legal Description of Property to be Subdivided _____

Section _____ Township _____ Range _____ Lot(s) _____

Address of Property to be Subdivided _____

Total Acreage of Property before Subdivision _____ gross _____ net

Acreage of Each Proposed Lot _____ gross _____ net

Access to Property VIA _____

Road Easement Width _____

Road Easement Frontage Footage of Each Lot _____

Property Zone District of Proposed Lots _____

Reason for Proposed Minor Subdivision _____

I DO BY HEREBY CERTIFY that the statements I have made on this application are true and correct to the best of my knowledge.

Signature of Applicant _____

Date _____

SUBSCRIBED AND SWORN TO ME _____

My Commission Expires: _____

Notary Public _____

Date Application Received _____ Receipt # _____

Fee Paid _____ Receipt # _____

Date Sign Issued _____ to _____

Planning & Zoning Commission Meeting Date _____

Legal Published Valencia County News Bulletin Date (s) _____

10-2-16 Procedure for Minor Subdivision.

A. Process. Minor subdivision (as defined by this Ordinance) may be approved by the Council following recommendation by the Commission in a two-step process of pre-application conference and submission of final plat.

B. Qualifications. In order to qualify for approval of as a minor subdivision, the following conditions must exist:

- 1 The subdivision shall contain no more than 4 (four) lots, with the exception of certain replats which satisfy all other conditions stated herein.
- 2 All subdivided lots shall front on existing dedicated public right-of-way with the exception of land-splits which satisfy all other conditions stated herein.
- 3 No new public right-of-way is created and no existing public right-of-way is changed.
- 4 The subdivision will not create a need for any addition to public facilities which currently exist to serve the area of the subdivision with the exception of land-splits which satisfy all other conditions herein.
- 5 Subdividers with certain tracts of land which may not have adequate access off an existing dedicated public right-of-way and may require an addition to the public facilities, may be granted a lot-split subdivision by the Council following recommendation by the Commission. In order to qualify as a land-split subdivision the following conditions must be met:
 - a The land-split subdivision divides the tract into 2 (two) lots. These 2 (two) lots or any part thereof shall not be further subdivided as a land-split subdivision.
 - b The 2 (two) lots shall conform to the zoning regulations governing that zone district.
 - c Adequate ingress and egress to both lots must be provided by the subdivided by either a public dedicated roadway or a private roadway easement of at least 40'-(forty) feet in width.
 - d The Village of Bosque Farms shall not be responsible for any private roadway easements developed in a land-split subdivision.
 - e Application and approval for a land-split subdivision shall be made in accordance with the procedures for Minor Subdivision as stated in Sections 10-2-16 of this Ordinance.
- 7 The subdivision shall not be in conflict with any provision of this Ordinance, or the Master Plan or Zoning Ordinance of the Village.

C Application, Review and Decision. As per Sections 10-2-10.A, 10-2-10.B., 10-2-10.D., 10-2-10.E., 10-2-10.F., 10-2-11 and 10-2-22.

Additional Information from the Planning & Zoning Officer _____

Planning & Zoning Commission Recommendation to the Governing Body _____

Date of Council Meeting _____

Decision of Governing Body _____

Restrictions (if any) _____